

Zoning Change Analysis

August 27, 2008

Z-8-2008

West Valley City

5300 South 5600 West

M to R-1-7

15.9 acres

West Valley City staff is requesting a zone change for 15.9 acres of a 16.4 acre parcel at approximately 5300 South 5600 West from M (manufacturing) to R-1-7 (residential, single family, minimum lot size 7,000 square feet). Surrounding zones include R-1-7 to the west and north, R-1-6 to the east in Salt Lake County, and C-2 to the south. Surrounding land uses include single family homes or lots planned for single family homes to the north and west, single family homes to the east, and a convenience store and vacant land to the south. The subject property is designated as medium density residential, general commercial, or mixed use in the West Valley City General Plan. The southeast 0.5 acre portion of the property is developed as a Maverik convenience store; hence, this portion of the property was left out of the rezone application.

Up until 4 years ago, all of the property within the City that is east of the West Ridge Golf Course was zoned M. In 2004, the City changed the zoning on the City owned property to the southeast of the golf course from M to R-1-7. This land was then sold to Ivory Homes which Ivory then developed as the Westridge Estates Subdivision.

City Administration requested that City Planning staff submit a rezone request for the subject property. The concern from administration is that the property is next to Westridge Estates, one of the highest value subdivisions in the City, and any type of industrial use at this location would be inappropriate. In addition, big box retail that would be allowed in the M Zone would be difficult to accomplish from a site design perspective with all the single family homes surrounding the site. While single family homes at this location may not be the best use given the transit improvements planned along 5600 West and 5400 South, the R-1-7 Zone can act as a holding zone to prevent industrial use. Once the property owner is ready to develop the property as, for example, a mixed use development as recommended in the General Plan, a rezone application can be submitted. Even if the City did not rezone the property to R-1-7, the property owner would still need to rezone the property in order to development the property as mixed use because the M Zone does not allow any residential use.

Staff Alternatives:

- Approval, the rezone request will still allow medium residential use, which is one of the suggested uses in the General Plan, and will prevent industrial uses from being developed next to new single family homes.
- Continuance, for reasons determined at the public hearing.
- Denial, the M Zone should remain until the property owner is ready to develop.